

Account Number: 41075862



Address: 8540 MINTURN DR

City: FORT WORTH

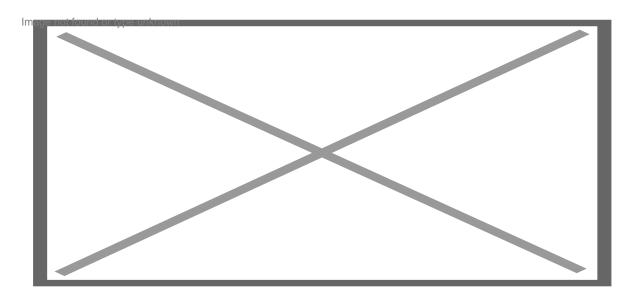
Georeference: 23623G-1-18

Subdivision: LASATER ADDITION **Neighborhood Code:** 2N100J

Latitude: 32.8933180446 **Longitude:** -97.3319496208

TAD Map: 2048-444 **MAPSCO:** TAR-035E





This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: LASATER ADDITION Block 1 Lot

18

Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) EAGLE MTN-SAGINAW ISD (918)

State Code: A Year Built: 2006

Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/15/2025

Site Number: 41075862

Site Name: LASATER ADDITION-1-18 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,852
Percent Complete: 100%

Land Sqft*: 9,833 Land Acres*: 0.2257

Pool: N

+++ Rounded

03-25-2025 Page 1

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



OWNER INFORMATION

Current Owner:

CLARKE PHEOBE NICOLE

CLARKE GOUDWIN ARTLY

Deed Date: 11/2/2018

Deed Volume:

Primary Owner Address: Deed Page:

8540 MINTURN DR FORT WORTH, TX 76131 Instrument: <u>D218246426</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JEFFREY GWEN;JEFFREY MICHAEL	3/31/2017	D217072937		
WHITE DAYMON; WHITE TAMARA	9/29/2006	D206313247	0000000	0000000
PULTE HOMES OF TEXAS LP	1/1/2006	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$215,841	\$65,000	\$280,841	\$280,841
2023	\$287,141	\$45,000	\$332,141	\$281,653
2022	\$215,924	\$45,000	\$260,924	\$256,048
2021	\$187,771	\$45,000	\$232,771	\$232,771
2020	\$167,719	\$45,000	\$212,719	\$212,719

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

• HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.

03-25-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.